

FOR SALE—SUBURBAN.

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## RUMORED DEALS IN REAL ESTATE

Local Situation One of Great Expectations.

"Argyle" Sold to Sheldon T. Cameron.

Ground to Be Broken for New Church.

A review of the real estate business of the past week leads to no other conclusion than those that were arrived at a week ago. The reported sales were of no significance, the only exception being the purchase by the District Commissioners of certain lots to be used in the extension of E Street toward the plaza in front of the Union Station. Again, last week, as in the week preceding, there were heard in several real estate offices mysterious utterances as to "deals that are pending, some of them of great importance." But the most circumstantial inquiry failed to locate the whereabouts of the properties involved, or even the fact whether they are in the District or in No Man's Land. In fact, the situation may be epitomized in two words: Great Expectations.

Much the same condition of things obtains in the matter of building, although here there is more or less continuous activity. As a rule, however, work in hand is based on contracts made some time ago, while new work is mostly limited to low-priced dwellings and apartment houses. In this field, as also in the matter of real estate sales, the suburban, or semi-suburban sections have absorbed the lion's share, and there is good reason to believe that they will continue to attract the greater attention during the season now opening.

## Part of Argyle Sold.

One of the noteworthy realty transactions of the week, and one that is the probable forerunner of the villa development of the region in the near future, is the sale for \$17,000 of a part of the Blagden property, known as "Argyle," to Sheldon T. Cameron, of the firm of Mauro, Cameron, Lewis & Masie, patent attorneys of Washington and New York. The sale was made through Herbert A. Gill, real estate broker, of Thomas Blagden, unsought by him, the property never having been placed on the market up to the present time, except for renting purposes.

Foreseeing the extension of Sixteenth Street, a number of years ago, Mr. Blagden had accurate surveys made, and built on the line of said street, introducing at the same time city water, sewer, and gas. He is a believer of the "villa site," and the preservation of our native trees, and is opposed to the city lot in the suburbs, for the present time, at least; hence the sale by him of a lot of unusual size.

Mr. Cameron's purchase has a frontage on the east side of Sixteenth Street of 100 feet, and extends for that width through to Piney Branch Road and a southern frontage of nearly 300 feet, on what will be Allison Street, ninety feet wide, which will probably be opened in the early future to connect Sixteenth Street with Brightwood Avenue. The plot has nearly 30,000 square feet, for which Mr. Cameron paid 30 cents a foot. The improvements consist of a handsome two-story-and-a-half stone dwelling.

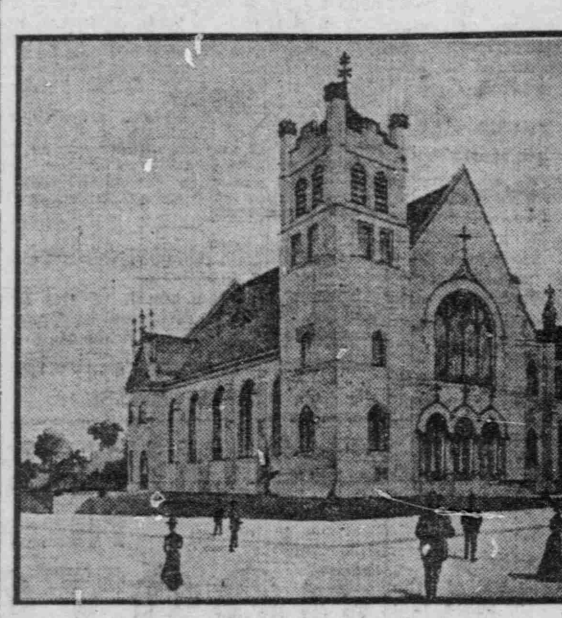
The property has been purchased by Mr. Cameron for his residence, and the ample ground he has secured is but another indication of the tendency of our professional and business men, whose occupations preclude extended absence from Washington during the summer, to secure homes affording the pleasures of suburban life combined with urban conveniences. In order to meet this growing demand, it is understood that Mr. Blagden, who has now decided to place his property on the market, will sell it by metes and bounds so as to meet individual requirements of purchasers, yet strictly adhering to the street extension plan.

## United Brethren Church.

Ground will be broken next Tuesday evening for the new United Brethren Church at R and North Capitol Streets. The lot on which the new edifice will stand has a frontage on North Capitol Street of 100 feet, and on R Street of 77, but only 62 feet will be utilized of the North Capitol Street front, the balance being reserved for the Sunday school building, which will be added at some future time. The church will be built of brownstone in semi-Gothic style of architecture, with a tower at the corner. The auditorium will be finished in quartered oak; stained glass windows will adorn it, and it will be heated by hot water and lighted with gas and electricity. The cost of the church will be about \$30,000, to which will be added \$15,000 whenever the congregation is ready to erect the Sunday school. The latter is to have a basement with dining hall, reading room, and other conveniences. The architect after whose plans the church is to be built is A. A. Ritcher, of Lebanon, Pa., and the builder is W. M. Mooney, of this city. The present pastor of the congregation is the Rev. O. W. Burrup, and the trustees under whose supervision the plans were prepared and the contracts awarded are Edward Kern, John B. Espey, W. J. Holtman, Edward Spies, W. S. Ballard, and N. D. Seitzer.

## Investment in Southwest.

"The southwest section of our city has many advantages over other parts of the District for the investor," said Frank A. Harrison, an energetic young real estate broker. "These advantages seem to have been overlooked by many, but not by those who demand and receive a rate of interest of 6 per cent on their money and better on purchases. Many cases can be mentioned of persons who get more than 8 per cent on their investments in this section, and who will not buy unless such a rate is in evidence. The cause for this is found in the low price of land and the construction of no high-priced buildings or dwellings as a rule, the southwest having but few streets on which pretentious dwellings are erected. This results in the first place in the owner being able to rent for a reasonable rate, and on this account and because of close proximity to the business section of the city being assured of a fairly steady occupation of his houses. If the people of the southwest should advocate the building of the cross-town street railway line into that part of their section lying be-



UNITED BRETHREN CHURCH.

For which ground will be broken on Tuesday evening. It will stand at the corner of R and North Capitol Streets.

tween the navy yard and the arsenal values there would increase manifold. The argument that there are many more people who want \$10 a month houses than \$100 a month dwellings tend to show why an investment in the southwest is more conservative and practical than in many other sections of our city. One can stand the bother of repairs and taxes if the rate of interest received is high enough to permit of turning the property over to a careful agent."

## Music Hall in Prospect.

Sooner or later Washington will have, so it is said, what it needs so much—a well constructed, ample music hall. It will form a conspicuous feature of the new Masonic Temple, to be erected on Thirteenth Street and New York Avenue. Several committees of the Masonic fraternity of the District have been engaged for some time in the work of inspecting halls in different parts of the country and gathering data relating to acoustics and other essentials. It is predicted by those who ought to know that the Masonic Temple music hall will be one of the most perfect in the country.

## Apartment Houses.

John F. Lynch will erect on North Capitol Street northeast, thirteen two-flat apartment houses, for which Architect Pyle has drawn the plans. Each house will have a width of about eighteen and one-half feet and a depth of ninety, and will have two stories in height. Each apartment will contain five or six rooms and be heated by independent furnace. The total cost of the improvement, inclusive of land, will be about \$80,000.

## New Parish House.

A contract has been made by Emanuel Protestant Episcopal Church of Anacostia for the erection of a parish house on the lot adjoining the church edifice on the east, the gift of Mrs. Eva Cochran, of New York. The new structure, which is to harmonize in its exterior with the church building, will be two stories in height and will have a frontage of six feet on Washington Street, while the depth will be eighty feet. The two buildings will be connected by a corridor. On the first floor will be the Sunday school rooms, the rectory's room, and a gymnasium, while the second floor will be given up to an assembly room, with a parlor, dining room, and kitchen attached.

## Colorado Heights.

Samuel C. Hill, with E. Lodge Hill, 803 F Street northwest, who are the exclusive agents for the new subdivision of Colorado Heights, reports that rare by has work progressed more rapidly and with better satisfaction than this. "We advertised these improvements would be made," said Mr. Hill, "and the contract, which was given to George E. Martin about March 10, with instructions to push it along as rapidly as possible, is being fulfilled. During this time only twenty days have been fit for work; yet over 15,000 cubic yards of earth have been removed. The streets and alleys have been graded and the lots are now receiving like treatment to an average terrace of three feet. Those familiar with work like this know that it could not be done with the use of picks, shovels, wheelbarrows, and carts, as is often the case, but that it is being accomplished by the use of strong teams, plows, and heavy wheel scoops, and we expect to have it finished in about six weeks, as we have promised, one of the choicest and best improved tracts ever put upon the real estate market. "We say phenomenal because we have so much satisfaction to report the many inquiries and the general approval of the public in regard to this subdivision, and when the weather moderates the sale of lots will be phenomenal. We say phenomenal because we have the highest and choicest location for the lowest prices, and our tract controls a grand view of the surrounding city and Washington. We are within two squares of the splendid Chevy Chase Park, and one fare to any part of the city."

## Washington as an Example.

A periodical devoted to architecture and building, speaking of "Baltimore's Opportunity," says: "The ordinary American city plan is unimaginative, inconvenient, and abjectly commonplace. It is such a plan as would naturally occur to a child playing with blocks. Lay your blocks in straight rows, and then lay other rows across them at right angles, and you have your city pattern. Of course, it never occurs to the child, any more than it occurs to the men who laid out Philadelphia, New York, Chicago, St. Louis, and Baltimore, to consider the circulation of traffic, the means of bringing people directly and conveniently to the business center in the morning and taking them home at night, or to prepare the artistic effect of avenues radiating from central spaces with the distressing monotony of streets arranged like bars of a jail window. But such ideas ought to make some impression upon the present residents of Baltimore, who have the advantage of living within an hour's ride of Washington. "When Baltimore will be rebuilt it will be the first American city plan. Before taking steps that can never be retraced, ought not the people to consult artists, architects, engineers, and transportation experts as to desirable improvements in the plan of the burned district? The advantage of the burned district is that it is a blank slate. The Municipal Art Society of New York, might be able to give some ideas for which Baltimoreans of future generations would be thankful."

## Real Estate Sales.

Moore & Hill, real estate brokers, have sold to Franklin T. Banner, through the office of Thomas J. Fisher & Co., the handsome lot at intersection of Adams Mill Road and Cincinnati Street, Wash-

ington Heights. This lot, while one of the handsomest in this section, is considered especially desirable on account of its peculiar shape. It is a quadrantal or quarter circle, and has a frontage of 150 feet and a depth of 102 feet, the total area being nearly 7,000 square feet. Mr. Banner recently sold his home on Columbia Road, Columbia Heights, and he will start at once the erection of a handsome dwelling for his residence. It is understood that the price paid was about \$2 per square foot. Moore & Hill report the consummation of seventeen separate cash sales during the week. They have sold for Harry Wardman eleven of the seventeen apartment buildings just completed on O Street and Lombard Avenue, seven having been disposed of this week.

## H. R. Howenstein Company.

The H. R. Howenstein Company reports business good, the firm having closed out the following sales during the last few days: For Warren and H. book, trustees, 705 Q Street northwest, \$4,500, to Julius F. Lorenz; for R. H. Bulley, 28 R Street northwest, \$5,150, to David T. Gochenour; for William T. Dalby, 26 New York Avenue northeast, for \$3,500, to Mrs. Lizette Herzog; for Mrs. Mary E. Boggs, 1233 New Hampshire Avenue northwest, for \$7,000, to Mrs. Fanny Nutt; for Kenney & Davis Company, another one of their Columbia Road Houses, for \$7,750, to John L. Warren, 135 U Street northwest, for \$4,750, to John E. Shafer; for Cornelius C. Billings, two flats, 514 and 516 M Street northeast, for \$3,300, to Frederick W. Dierkoph; for M. Schlitz, 11 T Street northeast, \$5,500, to Mr. Schultz; for John L. Warren, 2300 Brightwood Avenue northwest, for \$5,650, to A. Denekas; for George P. Newton, builder, eight houses just completed in Seaton Street northwest, for \$4,350 each, as follows: 33 to W. H. Howard, 35 to Mrs. S. J. W. Irving, 37 to Frank A. H. H. 39 to Oscar W. House, 41 to Mrs. Catherine Landrigan, 43 to William T. Dalby, 45 to Jesse W. Morgan, 47 to Mrs. Louise R. Dunkin. The same firm has also sold ten more of their new houses in Princeton Avenue, Columbia Heights, making a total of fifty-eight of these properties disposed of up to the present time.

## Stone &amp; Fairfax Company.

The real estate corporation of Stone & Fairfax reports the following sales by them this week: For J. W. Harper, 1715 U Street northwest, \$7,500; for R. W. Ferrier, 73 Thirteenth Street northeast, \$3,500; for D. H. Ferrell, 120 Columbia Road northwest, \$8,000; for Kennedy & Davis, 1233 Columbia Road (in connection with H. R. Howenstein), \$5,000; for J. W. Stone, 112 S Street northwest, \$5,000; for J. A. Barrick, 214 Thirteenth-and-a-half Street southwest, \$3,000; for J. W. Wiesner, 1957 Tenth Street northwest, \$3,500; for W. S. Minnix, 1422 Welling Place northwest, \$5,500; for Harry Wardman, 35, 41, and 43 Quincy Street northwest, two-story apartment houses, \$18,000; for F. Colton, 1815 Vernon Street northwest, \$8,000; for J. T. Meany, 612-614 Whitney Avenue, \$7,500; for M. McKee, 124 H Street northeast; for W. C. Thompson, 1727 Corcoran Street northeast, \$6,500; for L. T. Ellis, 3075-78 Thirteenth Street northwest, \$14,000. They have also sold the following vacant land, which will be immediately improved: For L. H. Coleman, 10-foot lot on north side of Clifton Street between Thirteenth and Fourteenth Streets, Columbia Heights, \$10,000, upon which the purchaser will build an apartment house; for estate of Margaret Lacey, in connection with Liebermann & Hawn, 100 foot frontage frame house in Tenleytown, D. C., 18-foot frontage on G Street northeast, upon which the purchaser will erect five dwellings.

## West End Realty Deals.

The following transfers of West End realty have taken place during the past week: Part of square 1207, being improved property on the west side of Thirteenth Street, near Prospect Avenue northwest, from James Gallagher at auction to Charles E. Potter; Harry Wardman to Edward F. Grogan, two of the new apartment houses on the north side of Dumbarton Avenue, between Thirtieth and Thirty-first Streets northwest. These houses stand on the Boggs tract, the whole of which contains over 6,000 square feet of ground. This tract was purchased from the Boggs heirs by Clarence F. Norment, who later sold a portion of the land to Harry Wardman. Charles C. Pearce has sold to Ethel Robey part of the tract in Tenleytown known as "Friendship and Mount Airy." Lloyd T. Everett to Herman L. Krauss, part of lot 146, square 1245, known as premises 3326 P Street northwest, the Smith house on the Foxall Road from J. Douglas Smith to William E. Burroughs; one of the nine buildings on Q Street, between Twenty-second and Twenty-third Streets northwest, to A. T. Fride; William H. Coon to Harriet Burrows, two-story frame house in Tenleytown, D. C., to Thomas E. Waggaman and John Sherman, trustees to Edward Farquhar, part of the undivided portion of Cleveland Park, D. C., and John D. Croissant and Galet L. Tait, trustees, to Albert C. Danforth, lot in American University Park. The majority of the above deals were made by the Miller-Shoemaker Real Estate Company, Incorporated. During the week the large lot on the north side of N Street, between Thirtieth and Thirty-third Streets northwest, was put up for sale at public auction, and was knocked down to M. E. Rheine, representing the Emrich Beer Company. The property is situated directly in the rear of the main market of the Emrich Beer Company.

## RIVERDALE, MD.

Is One of the Most Attractive Suburbs of Washington.

It has the best of trolley service and exceptional service by steam car, its station being on the main line of the Baltimore and Ohio Railroad. Trolley and railroad extends through the heart of the subdivision. The east branch of the Potomac flows through the property, and not only furnishes sport, but enhances the attractiveness of the place. The residents occupying the seventy-odd homes not only have the comforts of the city, but enjoy the following—

Good Avenues and Miles of Rustic Drives; Concrete Sidewalks.

Quiet, and Good Fresh Air after a day of business in the confined quarters of the city.

Pure, clear Water, and the advantages of a garden in rich soil;

also Lowest Taxes of any town suburb of Washington.

Lots, 60 by 150 feet, \$100, \$150, \$225, \$325, \$450, \$650, \$700.

Acreage property, \$250 to \$300.

Houses, 7 and 8 rooms and bath, \$1,500, \$2,000, and upward.

Houses, 9 and 10 rooms and bath, \$2,500, \$3,500, \$4,500

We allow 7 per cent off for cash and 10 per cent off for cash to those building homes.

Twenty homes are under course of construction; if one of our houses does not fill your requirements, will build to suit you. See us.

**RIVERDALE PARK CO.,**  
RIVERDALE, MD.  
PHONE 241 HYATTS.

FOR SALE—LOTS.

FOR SALE—LOTS.

FOR SALE—LOTS.

FOR SALE—LOTS.

## COME OUT SUNDAY

## Extra Facilities for Handling a Large Crowd

\$1.00 Cash

PRICES—\$50 TO \$125

\$1.00 per Month

NO INTEREST

Lots 25 by 100 to 220 Feet in Depth

NO TAXES

We offer a lot 25 feet and up in width by 100 feet to 220 feet in depth for \$50 up to \$125, in the District of Columbia, Washington Property, in a clean, progressive neighborhood, over 170 feet in elevation, with substantial and attractive surroundings and no objectionable features whatever. There are other cities offering safe investments in real estate, but there is but one Washington, the Capital of our Great Republic.

## Washington Highlands

Strictly a high-class residence section, refined neighborhood, beautiful surroundings. Best water in District of Columbia. Splendid drainage. Ironclad restrictions in contract and deed that guarantee absolutely your investment for a home or speculation.

## COME OUT SUNDAY

## How to Reach Washington Highlands for One Fare

Cars at Ninth and F Streets northwest, marked Anacostia, direct to Congress Heights. Wagonettes will be in waiting from 10 a. m. to 5 p. m. Sunday to take you through the property. Ample facilities for handling a large crowd. All cars of the Washington Traction lines issue free transfers to Congress Heights and Washington Highlands.

THE PLACE TO LIVE.

THE PLACE TO INVEST.

THE PLACE YOU WILL BE PROUD OF.

MONEY LOANED TO BUILD YOUR HOME.

NEAR CONGRESS HEIGHTS—A PART OF GREATER WASHINGTON.—Splendid view of surrounding country. District of Columbia property. Schools, churches, markets, telephones, electric cars, electric lights, and fire engine house all in close proximity to property; fire and police protection, city mail service; wide streets and avenues, 15-foot alleys; \$1 cash, \$1 per month; no interest, no taxes; granolithic sidewalks, city streets. This is a refined neighborhood and an investment upon which you can realize a handsome profit in a short time.

THE ONE CHANCE OF A LIFETIME.—An opportunity to buy high-class, well-located Washington real estate at a very low bargain price on such easy terms will never come again. Grasp the one great opportunity now—Today.

\$1.00 DOWN

\$1.00 MONTH

NO INTEREST

NO TAXES

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Follow the crowds to Washington Highlands. Extra facilities for handling a large crowd.

## COME OUT SUNDAY

FOR SALE—SUBURBAN.

FOR SALE—SUBURBAN.

FOR RENT—HOUSES.

FOR SALE—FARMS.

FIVE ACRES of land in the District of Columbia; well located in a beautiful grove; healthy locality within three miles of the Capitol building; must be sold; no other land in the vicinity at so low a figure; will surely double within three years without being improved. Owner, LILLIE B. BAILEY, 604 F st. n.w. ap24-3t

FOR SALE—Two lots in Congress Heights; only \$250 each; others are selling for \$300 to \$500. JORDAN & RICHARDSON, Anacostia, D. C. ap24-3t

FURTHER REDUCTION FROM \$10,000—Only \$5,000 for 18-room, slate roof, new painted house and 2 cultivated, level lots, Takoma Park, Maple ave.; four doors from Carroll; here to sell lots from; running water; sewer; proximity to depot and trolley (one square) makes great bargain. Pays good interest if rented to two families. Inquire of owner, 711 H st. n.w. ap22-3t

FOR SALE—Beautiful lots; 10,000 feet; 150x300; \$150; 8 minutes' walk from Hyattsville steam and electric cars; \$150; down, balance \$5 per month. ROGERS & FARDEN, Hyattsville. ap19-3t

ONE CAR FARE 6 tickets for \$50, to Rogers Addition to Mount Rainier; lots 20 to 30 per ft.; conveyances, recording, and abstract free. J. C. ROGERS, owner, Fendall Building. fcl5-3mo

## GEORGETOWN REAL ESTATE.

Snug Homes and Good Investment Properties in Georgetown.

If you want a desirable home at a moderate price, or a profit-paying investment, we can meet your requirements from our list of Georgetown property. Good bargains always available. THE MILLER-SHOEMAKER REAL ESTATE CO. (Inc.), 1225-1225 8th St. Phone West 40. ap24-90t

## FOR EXCHANGE—REAL ESTATE.

84 ACRES of ground in Northwest section of city; will exchange for good income property; price of acreage, \$80,000; free, and clear. NEW YORK REAL ESTATE BROKERS, 611 F st. n.w. ap24-3t

FOR RENT—Fine new press brick dwelling, near 18th and U sts.; 8 rooms; tiled bath; porcelain tub; latrine heat; only \$20.50. WILLIE, GIBBS & DANIEL, 605 13th. ap16,17,18,23,24,25

FOR RENT—106 Carroll st. se., 6 rooms and bath, \$22.50; 707 H st. ne., store and dwelling, \$25; 1303 11th st. se., store and dwelling, \$12.80; 820 1st st. se., \$17. LOUIS P. SHOEMAKER, 920 F st. n.w. ap22-3t

FOR RENT—703 and 705 10th st. ne.; six rooms and cellar; all modern improvements; heated with hot water. JOHN COKER, 218 5th st. ne. ap22-3t

WANTED—A good, honest tenant for furnished house of eight rooms and bath, 509 2d st. ne.; terms low. Apply LEONARD J. MATHER, Fendall Building. ap22-3t

## WANTED—SUBURBAN.

WANTED—To rent, immediately, suburban house, 6 to 8 rooms; garden and shade preferred; must be convenient to electric car; would lease. Address BOX 204, this office. ap22-3t

FOR SALE—Small, improved farm, near city; cheap. Address BOX 311, this office. ap23-3t

FOR SALE—Cheap, on easy terms, 222 acres, situated in Prince George's county, Md., 1/2 mile from Mullin station; 3 miles from Collington station, Pope's Creek Railroad; 200 acres cleared; land under cultivation; good tobacco soil; balance, 22 acres, in fine white oak and poplar timber. W. B. BOWIE, Benning, D. C. ap23-3t

## MONEY TO LOAN ON REAL ESTATE

\$10,000 TO LOAN in sums of \$5,000 each, at 5 per cent for three or five years; on city property. Address BOX 235, this office. ap24-3t

MONEY TO LOAN ON APPROVED city real estate at 4, 4 1/2, and 5 per cent interest. Special privileges with respect to prior payments. Large amounts a specialty. TYLER & RUTHERFORD, 1307 F st. n.w. oc10-1t

MONEY TO LOAN—\$50 to \$500,000 on D. C. Real Estate. Interest low and all transactions conducted with economy. WM. H. SAUNDERS & CO., 1407 F st. n.w. ap22-3t